HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Windsor CMA

Date Released: Second Quarter 2016

Housing market intelligence you can count on

Canada

CMHC SCHL
HOME TO CANADIANS

Publication Update!

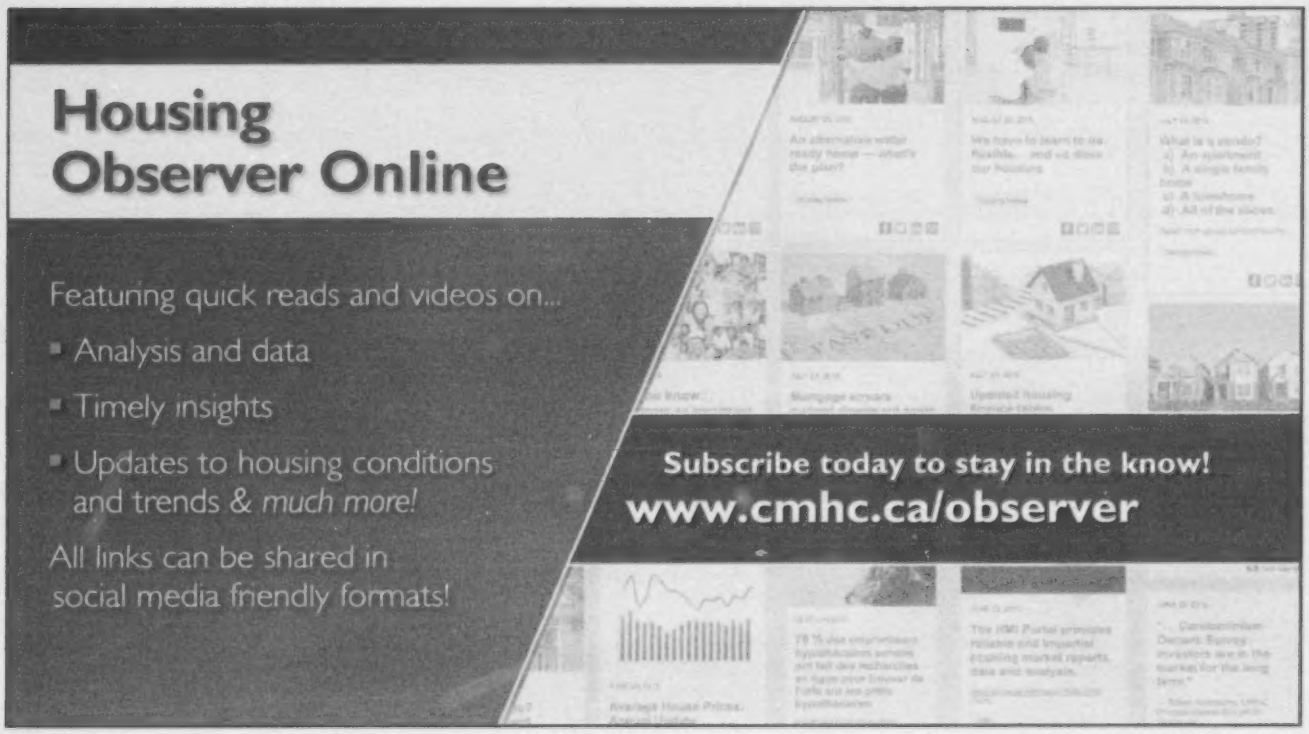
CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

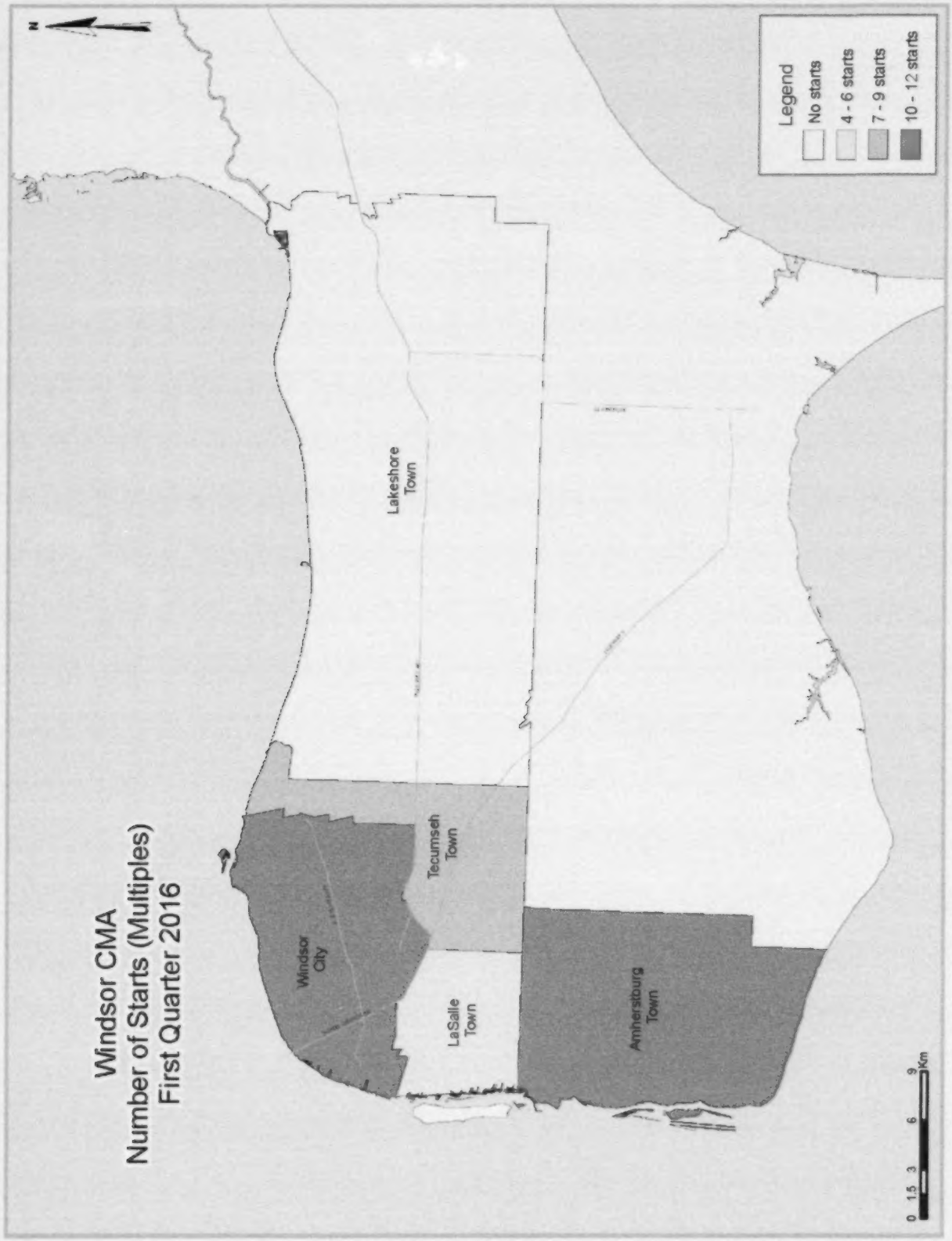
As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

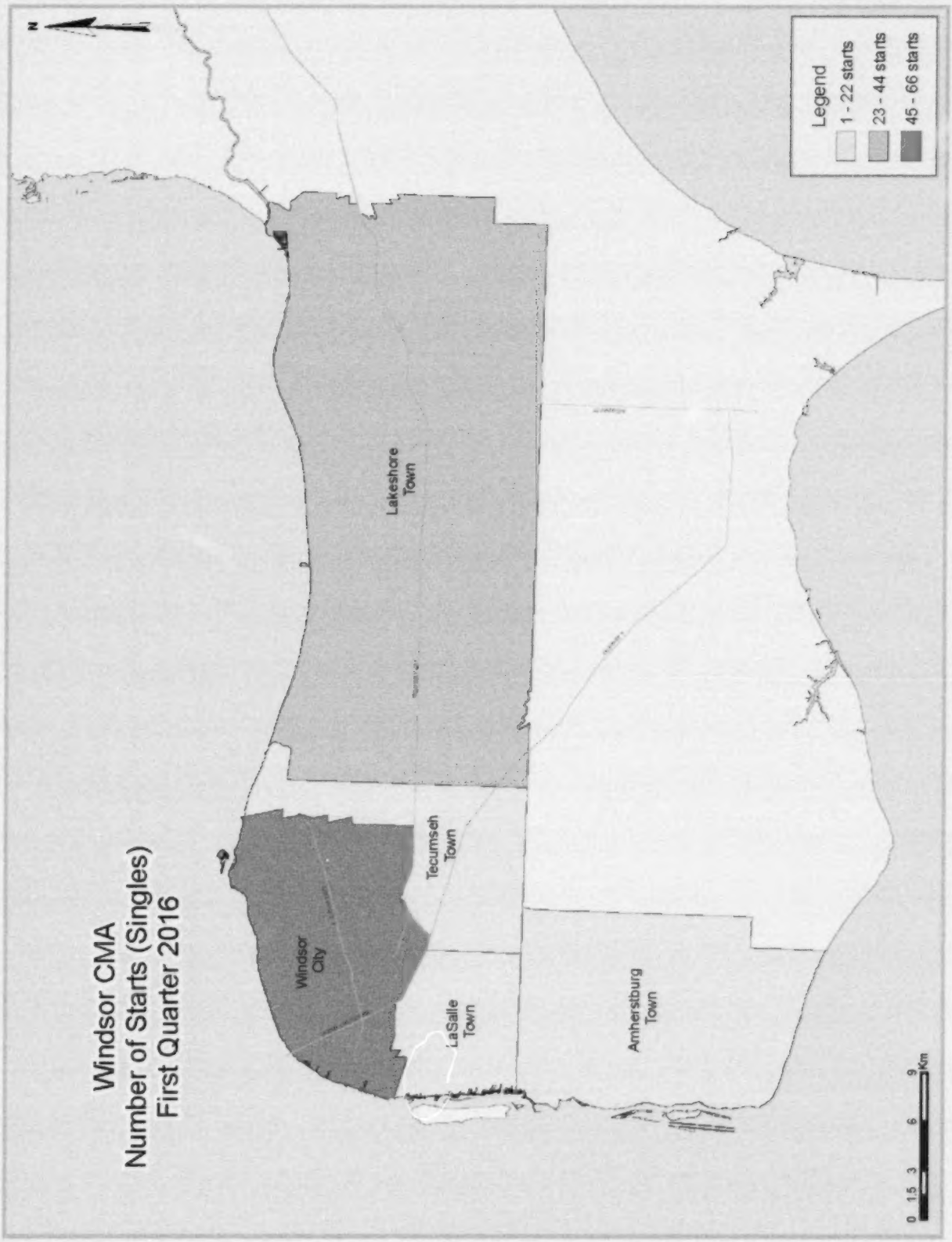
In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

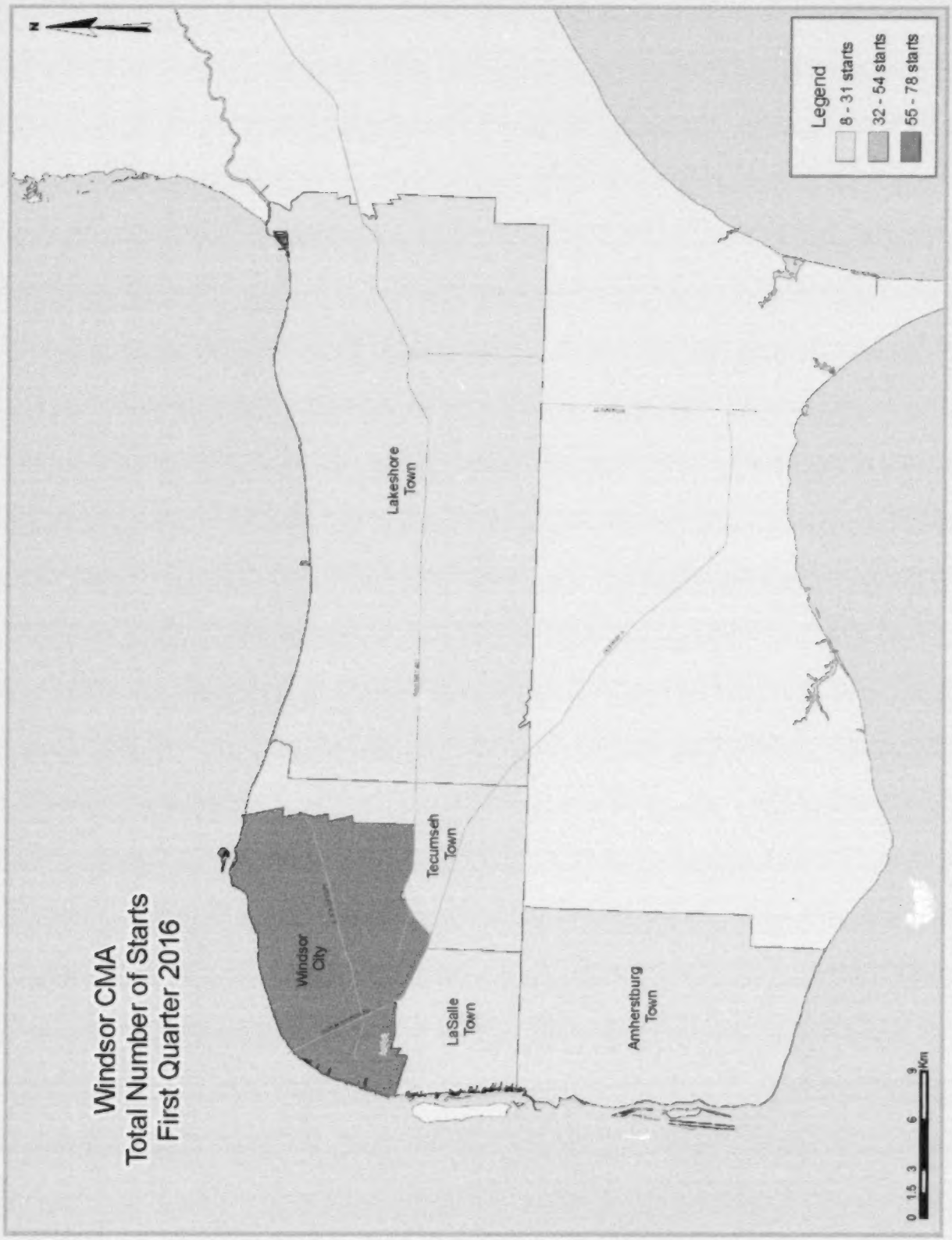
SUBSCRIBE NOW!

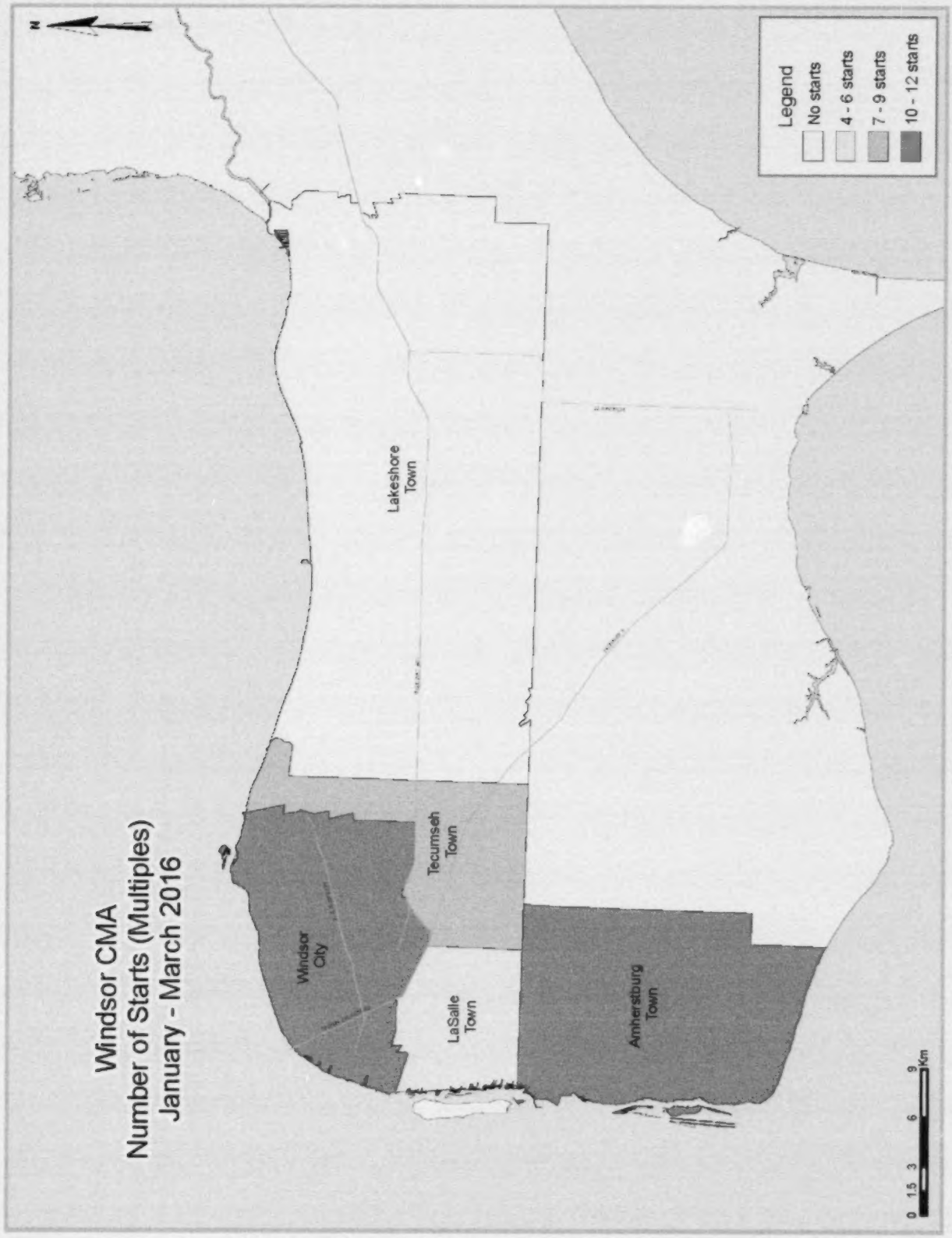
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

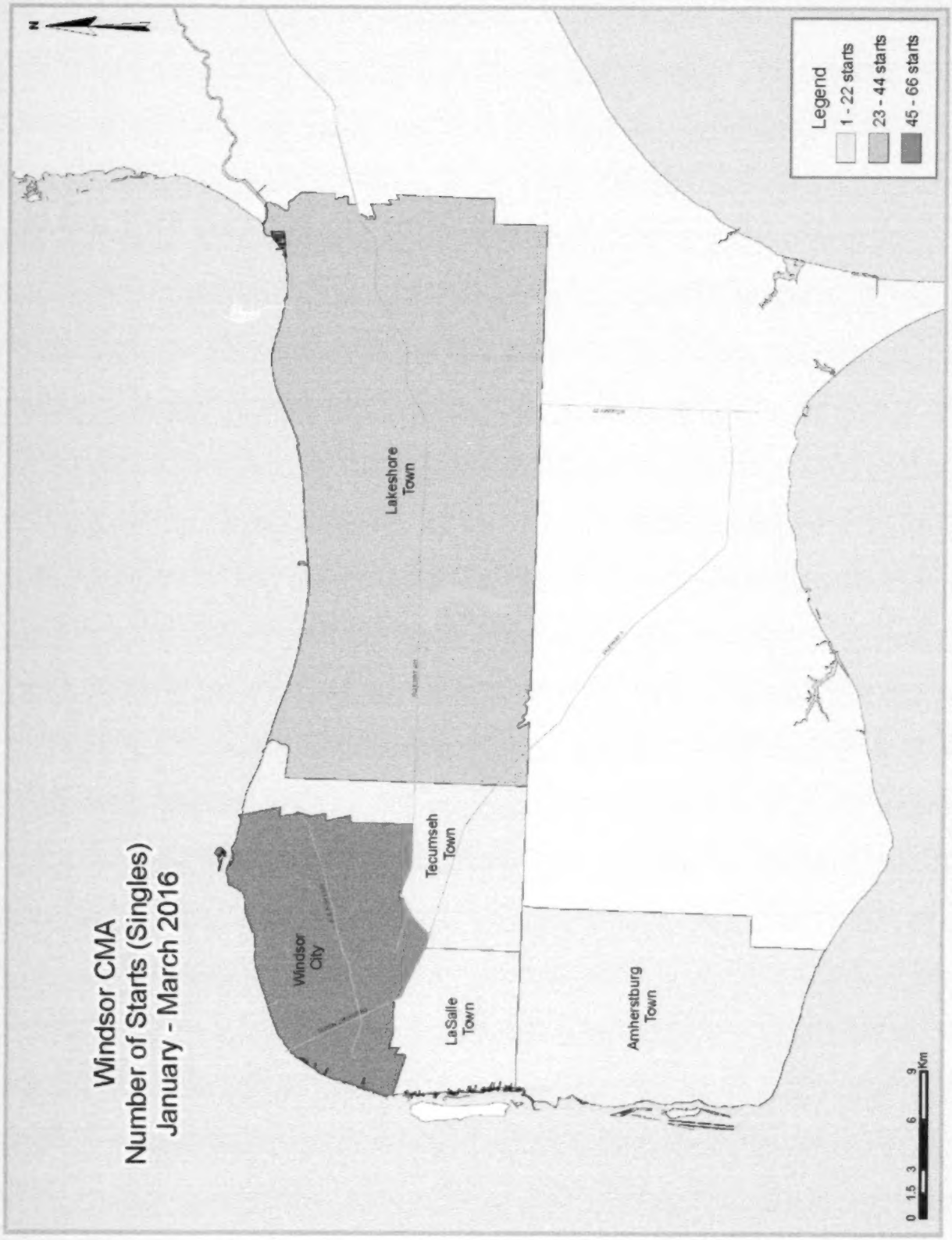

Housing Observer Online
Featuring quick reads and videos on...
Analysis and data
Timely insights
Updates to housing conditions and trends & much more!
All links can be shared in social media friendly formats!
Subscribe today to stay in the know!
www.cmhc.ca/observer

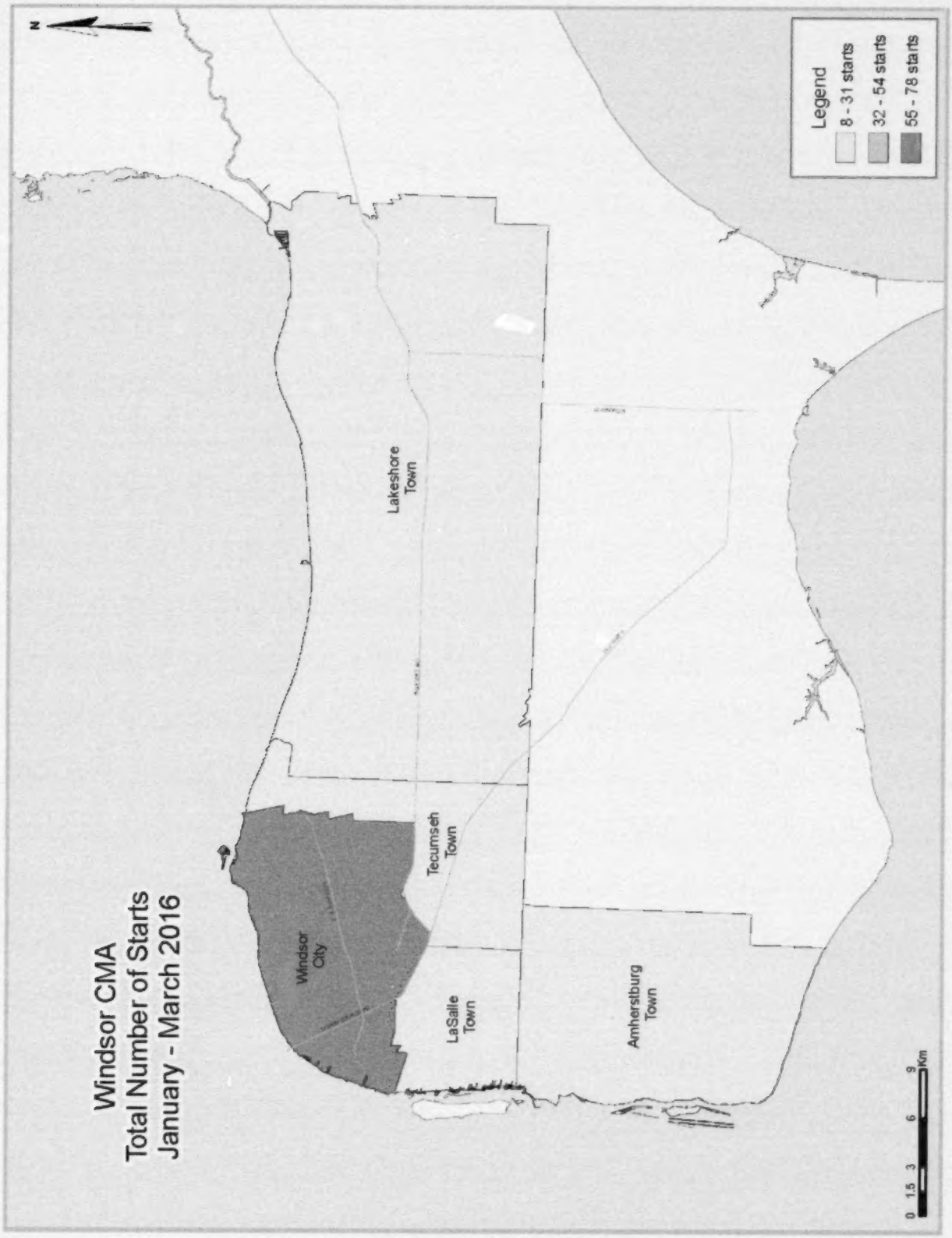

Windsor CMA
Number of Starts (Multiples)
First Quarter 2016
N
Legend
No starts
4 - 6 starts
7 - 9 starts
10 - 12 starts
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
0 1.5 3 6 9 Km


Windsor CMA
Number of Starts (Singles)
First Quarter 2016
N
Legend
1 - 22 starts
23 - 44 starts
45 - 66 starts
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
0 1.5 3 6 9 Km


Windsor CMA
Total Number of Starts
First Quarter 2016
N
Legend
8 - 31 starts
32 - 54 starts
55 - 78 starts
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
0 1.5 3 6 9 Km


Windsor CMA
Number of Starts (Multiples)
January - March 2016
Legend
No starts
4 - 6 starts
7 - 9 starts
10 - 12 starts
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
0 1.5 3 6 9 Km


Windsor CMA
Number of Starts (Singles)
January - March 2016
Legend
1 - 22 starts
23 - 44 starts
45 - 66 starts
N
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
0 1.5 3 6 9 Km


Windsor CMA
Total Number of Starts
January - March 2016
N
Legend
8 - 31 starts
32 - 54 starts
55 - 78 starts
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
0 1.5 3 6 9
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) First Quarter 2016								
Windsor CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	Jan. 2016	Feb. 2016	Mar. 2016	Jan. 2016	Feb. 2016	Mar. 2016
Single-Detached	566	709	986	1,037	1,060	822	879	943
Multiples	240	301	96	120	180	432	266	220
Total	806	1,010	1,082	1,157	1,240	1,254	1,146	1,163
	Quarterly SAAR		Actual			YTD		
	2015 Q4	2016 Q1	2015 Q1	2016 Q1	% change	2015 Q1	2016 Q1	% change
Single-Detached	840	1,004	42	117	178.6%	42	117	178.6%
Multiples	282	293	18	33	83.3%	18	33	83.3%
Total	1,122	1,297	60	150	150.0%	60	150	150.0%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR).

Detailed data available upon request.

Table 1.1: Housing Activity Summary of Windsor CMA
First Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2016	117	18	15	0	0	0	0	0	150
Q1 2015	42	4	8	0	0	6	0	0	60
% Change	178.6	**	87.5	n/a	n/a	-100.0	n/a	n/a	150.0
Year-to-date 2016	117	18	15	0	0	0	0	0	150
Year-to-date 2015	42	4	8	0	0	6	0	0	60
% Change	178.6	**	87.5	n/a	n/a	-100.0	n/a	n/a	150.0
UNDER CONSTRUCTION									
Q1 2016	313	54	97	0	6	59	0	12	541
Q1 2015	222	38	54	0	47	0	6	24	391
% Change	41.0	42.1	79.6	n/a	-87.2	n/a	-100.0	-50.0	38.4
COMPLETIONS									
Q1 2016	193	36	24	0	3	0	0	0	256
Q1 2015	100	6	32	0	0	0	0	0	138
% Change	93.0	**	-25.0	n/a	n/a	n/a	n/a	n/a	85.5
Year-to-date 2016	193	36	24	0	3	0	0	0	256
Year-to-date 2015	100	6	32	0	0	0	0	0	138
% Change	93.0	**	-25.0	n/a	n/a	n/a	n/a	n/a	85.5
COMPLETED & NOT ABSORBED									
Q1 2016	150	42	6	0	0	0	n/a	n/a	198
Q1 2015	55	15	5	0	3	0	n/a	n/a	78
% Change	172.7	180.0	20.0	n/a	-100.0	n/a	n/a	n/a	153.8
ABSORBED									
Q1 2016	169	20	21	0	3	0	n/a	n/a	213
Q1 2015	183	12	31	0	1	0	n/a	n/a	227
% Change	-7.7	66.7	-32.3	n/a	200.0	n/a	n/a	n/a	-6.2
Year-to-date 2016	169	20	21	0	3	0	n/a	n/a	213
Year-to-date 2015	183	12	31	0	1	0	n/a	n/a	227
% Change	-7.7	66.7	-32.3	n/a	200.0	n/a	n/a	n/a	-6.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Windsor City									
Q1 2016	66	12	0	0	0	0	0	0	78
Q1 2015	20	2	8	0	0	6	0	0	36
LaSalle Town									
Q1 2016	14	4	0	0	0	0	0	0	18
Q1 2015	10	2	0	0	0	0	0	0	12
Lakeshore Town									
Q1 2016	29	0	0	0	0	0	0	0	29
Q1 2015	7	0	0	0	0	0	0	0	7
Amherstburg Town									
Q1 2016	7	2	8	0	0	0	0	0	17
Q1 2015	2	0	0	0	0	0	0	0	2
Tecumseh Town									
Q1 2016	1	0	7	0	0	0	0	0	8
Q1 2015	3	0	0	0	0	0	0	0	3
Windsor CMA									
Q1 2016	117	18	15	0	0	0	0	0	150
Q1 2015	42	4	8	0	0	6	0	0	60
UNDER CONSTRUCTION									
Windsor City									
Q1 2016	131	30	66	0	6	0	0	12	245
Q1 2015	67	22	32	0	44	0	6	0	171
LaSalle Town									
Q1 2016	44	14	12	0	0	0	0	0	70
Q1 2015	66	8	15	0	3	0	0	24	116
Lakeshore Town									
Q1 2016	98	0	0	0	0	0	0	0	98
Q1 2015	62	0	0	0	0	0	0	0	62
Amherstburg Town									
Q1 2016	19	10	8	0	0	0	0	0	37
Q1 2015	18	8	7	0	0	0	0	0	33
Tecumseh Town									
Q1 2016	21	0	11	0	0	59	0	0	91
Q1 2015	9	0	0	0	0	0	0	0	9
Windsor CMA									
Q1 2016	313	54	97	0	6	59	0	12	541
Q1 2015	222	38	54	0	47	0	6	24	391

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Windsor City									
Q1 2016	63	14	15	0	0	0	0	0	92
Q1 2015	32	2	21	0	0	0	0	0	55
LaSalle Town									
Q1 2016	38	12	9	0	3	0	0	0	62
Q1 2015	19	0	11	0	0	0	0	0	30
Lakeshore Town									
Q1 2016	60	0	0	0	0	0	0	0	60
Q1 2015	36	0	0	0	0	0	0	0	36
Amherstburg Town									
Q1 2016	19	10	0	0	0	0	0	0	29
Q1 2015	11	4	0	0	0	0	0	0	15
Tecumseh Town									
Q1 2016	13	0	0	0	0	0	0	0	13
Q1 2015	2	0	0	0	0	0	0	0	2
Windsor CMA									
Q1 2016	193	36	24	0	3	0	0	0	256
Q1 2015	100	6	32	0	0	0	0	0	138
COMPLETED & NOT ABSORBED									
Windsor City									
Q1 2016	37	22	2	0	0	0	n/a	n/a	61
Q1 2015	16	11	5	0	1	0	n/a	n/a	33
LaSalle Town									
Q1 2016	44	10	1	0	0	0	n/a	n/a	55
Q1 2015	18	0	0	0	2	0	n/a	n/a	20
Lakeshore Town									
Q1 2016	37	0	0	0	0	0	n/a	n/a	37
Q1 2015	18	0	0	0	0	0	n/a	n/a	18
Amherstburg Town									
Q1 2016	22	10	3	0	0	0	n/a	n/a	35
Q1 2015	2	4	0	0	0	0	n/a	n/a	6
Tecumseh Town									
Q1 2016	10	0	0	0	0	0	n/a	n/a	10
Q1 2015	1	0	0	0	0	0	n/a	n/a	1
Windsor CMA									
Q1 2016	150	42	6	0	0	0	n/a	n/a	198
Q1 2015	55	15	5	0	3	0	n/a	n/a	78

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Windsor City									
Q1 2016	60	3	13	0	0	0	n/a	n/a	76
Q1 2015	64	2	19	0	0	0	n/a	n/a	85
LaSalle Town									
Q1 2016	34	10	8	0	3	0	n/a	n/a	55
Q1 2015	38	6	12	0	0	0	n/a	n/a	56
Lakeshore Town									
Q1 2016	56	0	0	0	0	0	n/a	n/a	56
Q1 2015	48	0	0	0	1	0	n/a	n/a	49
Amherstburg Town									
Q1 2016	12	7	0	0	0	0	n/a	n/a	19
Q1 2015	27	4	0	0	0	0	n/a	n/a	31
Tecumseh Town									
Q1 2016	7	0	0	0	0	0	n/a	n/a	7
Q1 2015	6	0	0	0	0	0	n/a	n/a	6
Windsor CMA									
Q1 2016	169	20	21	0	3	0	n/a	n/a	213
Q1 2015	183	12	31	0	1	0	n/a	n/a	227

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Windsor CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	709	102	125	0	3	65	0	6	1,010
% Change	25.3	21.4	45.3	n/a	-90.3	170.8	-100.0	-33.3	25.3
2014	566	84	86	0	31	24	6	9	806
% Change	5.8	90.9	45.8	n/a	-50.0	n/a	n/a	12.5	13.8
2013	535	44	59	0	62	0	0	8	708
% Change	0.4	-21.4	103.4	-100.0	-31.1	n/a	-100.0	100.0	-1.3
2012	533	56	29	2	90	0	3	4	717
% Change	15.1	75.0	-48.2	-33.3	-3.2	n/a	-95.3	-50.0	-0.3
2011	463	32	56	3	93	0	64	8	719
% Change	0.7	33.3	166.7	n/a	47.6	n/a	**	-80.0	16.5
2010	460	24	21	0	63	0	9	40	617
% Change	51.8	71.4	-25.0	n/a	50.0	n/a	n/a	**	57.8
2009	303	14	28	0	42	0	0	4	391
% Change	-7.3	-22.2	21.7	-100.0	-38.2	n/a	n/a	-75.0	-13.7
2008	327	18	23	1	68	0	0	16	453
% Change	-21.4	-62.5	9.5	0.0	9.7	-100.0	n/a	-20.0	-26.2
2007	416	48	21	1	62	46	0	20	614
% Change	-39.9	-4.0	-77.7	n/a	n/a	-77.1	-100.0	**	-41.2
2006	692	50	94	0	0	201	4	4	1,045

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type First Quarter 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	% Change
Windsor City	66	20	12	2	0	8	0	6	78	36	116.7
LaSalle Town	14	10	4	2	0	0	0	0	18	12	50.0
Lakeshore Town	29	7	0	0	0	0	0	0	29	7	**
Amherstburg Town	7	2	2	0	8	0	0	0	17	2	**
Tecumseh Town	1	3	0	0	7	0	0	0	8	3	166.7
Windsor CMA	117	42	18	4	15	8	0	6	150	60	150.0

Table 2.1: Starts by Submarket and by Dwelling Type January - March 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Windsor City	66	20	12	2	0	8	0	6	78	36	116.7
LaSalle Town	14	10	4	2	0	0	0	0	18	12	50.0
Lakeshore Town	29	7	0	0	0	0	0	0	29	7	**
Amherstburg Town	7	2	2	0	8	0	0	0	17	2	**
Tecumseh Town	1	3	0	0	7	0	0	0	8	3	166.7
Windsor CMA	117	42	18	4	15	8	0	6	150	60	150.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
First Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
Windsor City	0	8	0	0	0	6	0	0
LaSalle Town	0	0	0	0	0	0	0	0
Lakeshore Town	0	0	0	0	0	0	0	0
Amherstburg Town	8	0	0	0	0	0	0	0
Tecumseh Town	7	0	0	0	0	0	0	0
Windsor CMA	15	8	0	0	0	6	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Windsor City	0	8	0	0	0	6	0	0
LaSalle Town	0	0	0	0	0	0	0	0
Lakeshore Town	0	0	0	0	0	0	0	0
Amherstburg Town	8	0	0	0	0	0	0	0
Tecumseh Town	7	0	0	0	0	0	0	0
Windsor CMA	15	8	0	0	0	6	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
First Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
Windsor City	78	30	0	6	0	0	78	36
LaSalle Town	18	12	0	0	0	0	18	12
Lakeshore Town	29	7	0	0	0	0	29	7
Amherstburg Town	17	2	0	0	0	0	17	2
Tecumseh Town	8	3	0	0	0	0	8	3
Windsor CMA	150	54	0	6	0	0	150	60

Table 2.5: Starts by Submarket and by Intended Market
January - March 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Windsor City	78	30	0	6	0	0	78	36
LaSalle Town	18	12	0	0	0	0	18	12
Lakeshore Town	29	7	0	0	0	0	29	7
Amherstburg Town	17	2	0	0	0	0	17	2
Tecumseh Town	8	3	0	0	0	0	8	3
Windsor CMA	150	54	0	6	0	0	150	60

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type First Quarter 2016[1]											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	% Change
Windsor City	63	32	14	2	15	21	0	0	92	55	67.3
LaSalle Town	38	19	12	0	12	11	0	0	62	30	106.7
Lakeshore Town	60	36	0	0	0	0	0	0	60	36	66.7
Amherstburg Town	19	11	10	4	0	0	0	0	29	15	93.3
Tecumseh Town	13	2	0	0	0	0	0	0	13	2	**
Windsor CMA	193	100	36	6	27	32	0	0	256	138	85.5

Table 3.1: Completions by Submarket and by Dwelling Type January - March 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Windsor City	63	32	14	2	15	21	0	0	92	55	67.3
LaSalle Town	38	19	12	0	12	11	0	0	62	30	106.7
Lakeshore Town	60	36	0	0	0	0	0	0	60	36	66.7
Amherstburg Town	19	11	10	4	0	0	0	0	29	15	93.3
Tecumseh Town	13	2	0	0	0	0	0	0	13	2	**
Windsor CMA	193	100	36	6	27	32	0	0	256	138	85.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
First Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
Windsor City	15	21	0	0	0	0	0	0
LaSalle Town	12	11	0	0	0	0	0	0
Lakeshore Town	0	0	0	0	0	0	0	0
Amherstburg Town	0	0	0	0	0	0	0	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	27	32	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Windsor City	15	21	0	0	0	0	0	0
LaSalle Town	12	11	0	0	0	0	0	0
Lakeshore Town	0	0	0	0	0	0	0	0
Amherstburg Town	0	0	0	0	0	0	0	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	27	32	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market First Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
Windsor City	92	55	0	0	0	0	92	55
LaSalle Town	59	30	3	0	0	0	62	30
Lakeshore Town	60	36	0	0	0	0	60	36
Amherstburg Town	29	15	0	0	0	0	29	15
Tecumseh Town	13	2	0	0	0	0	13	2
Windsor CMA	253	138	3	0	0	0	256	138

Table 3.5: Completions by Submarket and by Intended Market January - March 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Windsor City	92	55	0	0	0	0	92	55
LaSalle Town	59	30	3	0	0	0	62	30
Lakeshore Town	60	36	0	0	0	0	60	36
Amherstburg Town	29	15	0	0	0	0	29	15
Tecumseh Town	13	2	0	0	0	0	13	2
Windsor CMA	253	138	3	0	0	0	256	138

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Windsor City													
Q1 2016	13	22.8	11	19.3	24	42.1	7	12.3	2	3.5	57	350,000	330,555
Q1 2015	5	7.9	18	28.6	20	31.7	10	15.9	10	15.9	63	360,000	394,853
Year-to-date 2016	13	22.8	11	19.3	24	42.1	7	12.3	2	3.5	57	350,000	330,555
Year-to-date 2015	5	7.9	18	28.6	20	31.7	10	15.9	10	15.9	63	360,000	394,853
LaSalle Town													
Q1 2016	1	2.9	3	8.8	10	29.4	11	32.4	9	26.5	34	-	443,873
Q1 2015	0	0.0	8	21.6	17	45.9	10	27.0	2	5.4	37	370,000	372,197
Year-to-date 2016	1	2.9	3	8.8	10	29.4	11	32.4	9	26.5	34	-	443,873
Year-to-date 2015	0	0.0	8	21.6	17	45.9	10	27.0	2	5.4	37	370,000	372,197
Lakeshore Town													
Q1 2016	8	14.8	11	20.4	19	35.2	12	22.2	4	7.4	54	375,000	361,165
Q1 2015	2	5.1	7	17.9	12	30.8	9	23.1	9	23.1	39	415,000	455,347
Year-to-date 2016	8	14.8	11	20.4	19	35.2	12	22.2	4	7.4	54	375,000	361,165
Year-to-date 2015	2	5.1	7	17.9	12	30.8	9	23.1	9	23.1	39	415,000	455,347
Amherstburg Town													
Q1 2016	0	0.0	3	33.3	4	44.4	1	11.1	1	11.1	9	-	309,246
Q1 2015	4	16.7	6	25.0	6	25.0	4	16.7	4	16.7	24	-	-
Year-to-date 2016	0	0.0	3	33.3	4	44.4	1	11.1	1	11.1	9	-	309,246
Year-to-date 2015	4	16.7	6	25.0	6	25.0	4	16.7	4	16.7	24	-	-
Tecumseh Town													
Q1 2016	0	0.0	1	14.3	1	14.3	1	14.3	4	57.1	7	-	439,825
Q1 2015	0	0.0	1	25.0	1	25.0	0	0.0	2	50.0	4	-	-
Year-to-date 2016	0	0.0	1	14.3	1	14.3	1	14.3	4	57.1	7	-	439,825
Year-to-date 2015	0	0.0	1	25.0	1	25.0	0	0.0	2	50.0	4	-	-
Windsor CMA													
Q1 2016	22	13.7	29	18.0	58	36.0	32	19.9	20	12.4	161	360,000	371,223
Q1 2015	11	6.6	40	24.0	56	33.5	33	19.8	27	16.2	167	365,000	405,225
Year-to-date 2016	22	13.7	29	18.0	58	36.0	32	19.9	20	12.4	161	360,000	371,223
Year-to-date 2015	11	6.6	40	24.0	56	33.5	33	19.8	27	16.2	167	365,000	405,225

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units First Quarter 2016						
Submarket	Q1 2016	Q1 2015	% Change	YTD 2016	YTD 2015	% Change
Windsor City	330,555	394,853	-16.3	330,555	394,853	-16.3
LaSalle Town	443,873	372,197	19.3	443,873	372,197	19.3
Lakeshore Town	361,165	455,347	-20.7	361,165	455,347	-20.7
Amherstburg Town	309,246	-	n/a	309,246	-	n/a
Tecumseh Town	439,825	-	n/a	439,825	-	n/a
Windsor CMA	371,223	405,225	-8.4	371,223	405,225	-8.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Windsor First Quarter 2016										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	305	22.5	453	688	786	57.6	169,280	-1.6	175,926
	February	390	31.8	497	571	703	70.7	186,612	4.5	192,822
	March	498	32.4	517	855	795	65.0	193,209	11.9	194,987
	April	636	27.2	536	950	782	68.5	193,722	3.8	191,685
	May	630	11.9	557	1,032	839	66.4	205,695	12.2	200,332
	June	639	21.5	515	943	781	65.9	195,010	-1.6	188,918
	July	685	5.4	529	962	802	66.0	200,641	0.6	195,664
	August	626	10.6	546	839	807	67.7	213,051	12.6	208,543
	September	543	11.7	522	752	750	69.6	192,607	2.4	193,290
	October	541	18.6	548	765	799	68.6	196,914	3.6	195,747
	November	484	17.8	551	617	769	71.7	195,313	4.9	201,798
	December	345	36.4	553	352	713	77.6	199,480	10.1	201,822
2016	January	362	18.7	576	585	713	80.8	205,064	21.1	211,377
	February	457	17.2	558	651	759	73.5	204,682	9.7	208,476
	March	604	21.3	580	839	761	76.2	213,979	10.8	211,531
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	1,193	29.5		2,114			184,935	6.0	
	Q1 2016	1,423	19.3		2,075			208,725	12.9	
	YTD 2015	1,193	29.5		2,114			184,935	6.0	
	YTD 2016	1,423	19.3		2,075			208,725	12.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
First Quarter 2016

		Interest Rates			NHPI, Total, Windsor CMA 2007=100	CPI, 2002 =100 (Ontario)	Windsor Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	101.1	125.3	159.4	9.4	63.1	853
	February	567	2.89	4.74	101.1	126.2	160.8	9.6	63.8	850
	March	567	2.89	4.74	101.1	127.1	159.8	11.1	64.4	859
	April	561	2.89	4.64	101.1	126.9	159.8	11.4	64.7	879
	May	561	2.89	4.64	101.4	127.7	160.8	11.1	64.7	883
	June	561	2.89	4.64	101.4	128.2	164.3	8.9	64.6	884
	July	561	2.89	4.64	101.4	128.4	163.6	8.8	64.2	881
	August	561	2.89	4.64	101.5	128.0	160.3	9.1	63.0	877
	September	561	2.89	4.64	101.4	127.8	155.8	9.7	61.6	877
	October	561	2.89	4.64	101.4	127.9	153.8	9.8	60.9	870
	November	561	3.14	4.64	101.2	127.9	153.4	9.9	60.8	877
	December	561	3.14	4.64	101.2	127.5	153.1	9.7	60.4	869
2016	January	561	3.14	4.64	101.2	127.8	154.6	9.3	60.7	863
	February	561	3.14	4.64	101.2	128.2	156.6	7.7	60.5	865
	March	561	3.14	4.64		129.0	159.0	7.0	60.9	871
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, YouTube, LinkedIn and Facebook.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2016 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

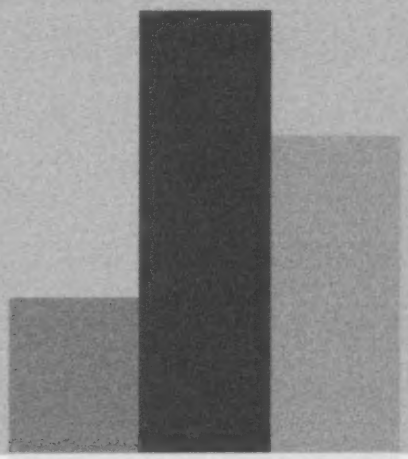
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

HOUSING MARKET INFORMATION PORTAL

The housing data you want, the way you want it

Information in one central location.

Neighbourhood level data.

Quick and easy access.

cmhc.ca/hmiportal

64251_2016_Q02